

SHEDS

A building permit is required for all storage sheds. All sheds must meet the requirements of the Woodstock City Code and the Unified Development Ordinance.

Individual subdivision covenants may have special requirements and restrictions in addition to those adopted by the City of Woodstock.

Every effort is made to review plans within 10 working days of receipt of all the required information. The applicant will be contacted when the permit is ready to be issued or if corrections need to be made. Permit fees are paid at the time of issuance of the permit.

PERMIT FEE:

\$25.00

(If electrical work is proposed, an additional \$55.00 fee is applied)

PERMIT APPLICATION AND SUBMITTAL DOCUMENTS

A completed permit application shall be submitted including the property owner's address and contact information, the cost of construction and all contractors' information. If electrical work is proposed, a copy of the electrician's license and a letter of intent stating the work to be performed shall also be provided. A homeowner can perform his/her own electrical work if they reside at the residence. The following plan documents are also required:

A copy of a plat of survey or other plot plan drawn to scale indicating:

- the size and location of shed depicting the distances from the property lines and the principle structure
- the location of any easements
- the location of all other structures on the property
- additional information as deemed necessary

GENERAL REQUIREMENTS FOR SHEDS

A residential shed is a detached structure intended for the storage of household goods and equipment or for gardening activities. All sheds must be subordinate to the principal use of the property in terms of area, extent and purpose. A shed is an accessory structure and shall not be constructed prior to the establishment or construction of the main building to which it is accessory.

SETBACKS

- Must meet the same *front yard* and *yard abutting a street* setback as the principal structure, as found in Table 7A.2 of the Unified Development Ordinance.
- Must be at least 3 feet from *side and rear lot lines*, except when a *side or rear yard is abutting an alley*, the shed must be at least 5 feet from the respective lot line.
- Maximum roof overhang into side or rear setback is 18 inches.

DISTANCE FROM OTHER STRUCTURES

A shed must be at least 10 feet from an existing principal building, unless the following requirements are met:

- All walls less than 10 feet from the residence must be 1-hour fire-rated (5/8" drywall).
- The ceiling must have 1-hour fire-rating if less than 10 feet from the residence and,
- Fire-rated plywood must be installed 8 feet from the bottom edge of the roof or along the entire roof line if said roof measures less than 8 feet.

Sheds shall not be placed in utility or drainage easements!

OTHER CONSIDERATIONS

No construction documents are necessary when securing a building permit to construct a residential storage shed unless fire-rating requirements are applicable.

City of Woodstock regulations and codes do not require that sheds be constructed on any permanent foundation; however, sheds must be anchored securely to the ground.

The City of Woodstock will not get involved in disputes between property owners regarding location of property lines. Such disputes shall be considered entirely as civil matters.

REQUIRED INSPECTIONS

Inspections should be scheduled at least 24 hours in advance, by calling the Building & Zoning Department at (815) 338-4305. The following information is needed when requesting an inspection:

- Address of Inspection
- Type of Inspection
- Date and time when inspection is needed
- Building Permit Number

The following inspection is required:

- Final, upon completion of project and prior to use.

Last revised 09/2020